



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

CITY COUNCIL MINUTES

Tuesday, May 1, 2007 7:30 PM

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET**

**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR
TO THE MEETING WITH A COPY TO THE CITY CLERK**

7:30 PM – CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

PLEDGE OF ALLEGIANCE

INVOCATION – Pastor Patrick Sheean

ROLL CALL Councilmembers John Hamon, Gary Nemeth, Duane Picanco, Fred Strong, and Frank Mecham

PUBLIC COMMENTS

- Patrick Sheean, inviting citizens to the National Day of Prayer, May 3rd, Dave Hanush, presenting Mayor Mecham with a copy of the book "Putting A Face on America"; and Chuck Miller on upcoming events at the Estrella Warbird Museum.

AGENDA ITEMS TO BE DEFERRED (IF ANY) - None

PRESENTATIONS

1. The San Luis Obispo Botanical Garden

Elizabeth Scott-Graham, with San Luis Obispo Botanical Gardens, provided an update on the progress of the San Luis Obispo Botanical Garden project, and announced the Mediterranean Magic Tour in Paso Robles area gardens, May 13, 2007.

PUBLIC HEARINGS

2. 4th Street Master Plan – Miscellaneous 07-001

R. Whisenand, Community Development Director

City Council approved the 4th Street Master Plan, located at 4th, Spring and Pine Streets that includes approximately 12.5 acres of land. The Master Plan will accommodate a large-scale mixed-use development project to be developed in four phases, including up to 116,000 SF of commercial development and 74 residential units. Susan DeCarli presented the staff report. Copies of correspondence received from CPUC, Caltrans, and the California State Water Quality Resource Board were distributed to Council.

Mayor Mecham opened the public hearing. Speaking from the public was Jim Saunders and Tom Hardwick. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Nemeth, moved to adopt by separate actions:

- (1) Resolution No. 07-076 to adopt the Mitigated Negative Declaration; and
- (2) Resolution No. 07-077 to approve the 4th Street Master Plan.

Motion passed by the unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

Mayor Mecham recused himself from voting on Item No. 3A and left the dais until deliberations concluded. Mayor Pro Tem Nemeth assumed the chair of the meeting.

3. General Plan Amendment 2007-001 (2 Parts)

R. Whisenand, Community Development Director

Part A of General Plan Amendment 2007-001 & Rezone 06-006 (Buena Vista Place, LLC)

City Council considered Part A of a two-part amendment to the City's General Plan land use element. The amendment would make changes the land use designation of 20.88 acres located at the northeast corner of Buena Vista Drive and Experimental Station Road, and amend Borkey Specific Plan to reflect the proposed changes in General Plan and Zoning designations. Susan DeCarli presented the staff report.

Mayor Pro Tem Nemeth opened the public hearing. Speaking from the public was Larry Werner, North Coast Engineering, representing the applicant, Kathy Barnett, George Finigan, Pete Johnston, Bic Moe, Scott Burns Derek Baer and Josh Yaguda and Dan Lloyd (applicants). Councilmember Hamon disclosed an *ex parte* meeting the applicant. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Hamon, moved to adopt by separate actions:

- (1) Resolution No. 07-078 adopting a Negative Declaration for General Plan Amendment 07-001(A), Rezone 06-006, and Specific Plan Amendment 07-001;

- (2) Resolution No. 07-079 approving an amendment to the General Plan Land Use Map for property located at Buena Vista and Experimental Roads to Residential Multiple Family 8 (RMF-8);
- (3) Introduce for first reading Ordinance No. XXX N.S. approving Rezone 06-006 that would rezone the property to R-2; and set May 15, 2007, as the date for adoption of said Ordinance;
- (4) A Specific Plan Amendment for the Borkey Area Specific Plan reflecting density changes per the General Plan and Zoning Amendments; and
- (5) a direction to staff and the Planning Commission to address traffic, circulation, grading, buffering and neighborhood compatibility issues when the development plan goes through the review process.

Motion passed by the following roll call vote:

AYES: Hamon, Picanco, Strong, and Nemeth

NOES:

ABSTAIN: Mecham

ABSENT:

Council adjourned for a short recess at 9:30 PM. Council reconvened at 9:45 PM. with the Mayor and all City Councilmembers present.

Part B of General Plan Amendment 2007-001 Establishment of Uptown Specific Plan Overlay, and Deleting the Oak Park Specific Plan Overlay (City-initiated)

City Council considered Part B of a two-part amendment to the City's General Plan land use element. The amendment would establish the Uptown Specific Plan Overlay Land Use District, and delete the Oak Park Specific Plan Overlay Land Use District. Ed Gallagher presented the staff report.

Mayor Mecham opened the public hearing. A copy of a letter received from property owner Tim Selby was distributed to Council. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Strong, moved to adopt by separate actions:

- (1) Resolution No. 07-080 adopting a Negative Declaration for General Plan Amendment 07-001(B)
- (2) Resolution No. 07-081 approving a General Plan Amendment establishing the Uptown Specific Plan Overlay Land Use District, and deleting the Oak Park Specific Plan Overlay Use District;
- (3) a direction to staff to draft a policy on the treatment of interim projects in the specific planning area.

Motion passed by the unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

CONSENT CALENDAR

Mayor Mecham called for public comments on Consent Calendar items. A correction to Item 4 listed on the agenda as April 3 was noted (corrected to April 17, 2007). There were no comments from the public, either written or oral, and the public discussion was closed.

4. Approve City Council minutes of April 17, 2007
5. Approve Warrant Register: Nos. 69443—69592 (04/13/07) and 69593—69739 (04/20/07).
6. Proclamation designating May 13, 2007 as “*Day of Gardening*” in Paso Robles.
7. Proclamation designating May 2007 as “Bike Month” and May 14-18, 2007 as “*Bike to Work and School Week*.”
8. Adopt Resolution 07-082 ordering the structure at 1405 Spring Street to be vacated pursuant to Paso Robles Municipal Code Chapter 17.18, §A115.1.3, Seismic Retrofit or Demolition of Unreinforced Masonry Structures. Occupancy of the kiosk at the east side of the property is allowed to remain.
9. Adopt Resolution 07-083 ordering Unit “C”, of the structure at 1320 Pine Street to be demolished pursuant to Paso Robles Municipal Code Chapter 17.18, §A115.1.3, Seismic Retrofit or Demolition of Unreinforced Masonry Structures.
10. Adopt Resolution 07-084 awarding the contract for the City’s annual sidewalk maintenance to Brinar Construction in the amount of \$25,317.50, and authorize the City Manager to enter into the contract.
11. Adopt Resolution 07-085 awarding the contract for the City’s annual street striping contract to Safety Striping Service, Inc., in the amount of \$12,694.10 and authorize the City Manager to enter into the contract.
12. Adopt Resolution 07-086 to initiate proceedings for annual levy of Landscape & Lighting District for Fiscal Year 2007—2008; adopt Resolution 07-087 adopting the Preliminary Engineer’s Levy Report, and adopt Resolution 07-088 setting Public Hearing for June 5, 2007.
13. Adopt Resolution 07-089 accepting Tract 2760 for recordation, a 6-lot commercial-industrial subdivision located at 1228 11th Street, east of Paso Robles Street. The Planning Commission originally approved tract 2760 on October 11, 2005; all conditions imposed have been satisfied. (Applicant: Signature Homes, LLC)
14. Adopt Resolution 07-090 accepting an Easement Grant Deed from Joe Scolari to allow operation and maintenance of new sewer line from 22nd Street to 21st Street constructed to provide service to a new business; and adopt Resolution No. 07-091 vacating a 1975 public utility easement within Block 171 that is needed due to the expansion of the new grocery facility.

Consent Calendar Items Nos. 4-14 were approved on a single motion by Councilmember Hamon, seconded by Councilmember Strong, with Councilmember Picanco abstaining on Warrant Register Items Nos. 069548, 069695 and 069728, Councilmember Strong abstaining on Warrant Register Item No. 069515, and Mayor Mecham abstaining on Warrant Register Item No. 069579 and 069722.

Motion passed by the unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

COUNCIL MINUTES 1 MAY 2007

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DISCUSSION

15. Integrated Water Resources Plan

D. Monn, Public Works Director

Christine Halley presented the proposed water resources plan. Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin and Kathy Barnett. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Hamon, seconded by Councilmember Strong, moved to adopt the "Water Resources Plan Integration and Capital Improvement Program."

Motion passed by the unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

16. Earthquake Repair Status Report – FEMA-related Funding

M. Williamson, Assistant City Manager

City Council received a progress report on earthquake repair project.

Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Picanco, moved to receive and file the Earthquake Repair Status Report.

Motion passed by unanimous voice vote.

17. Airport Road & Highway 46 East – Traffic Signal Analysis

R. Whisenand, Community Development Director

City Council authorized a contract with Fehr and Peers Transportation Consultants for traffic engineering services related to the Airport Road and Highway 46 East intersection in preparation for the Caltrans four-lane widening project.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Strong, moved to adopt Resolution No. 07-092 authorizing the contract with Fehr and Peers Transportation, and approving a one-time budget appropriation from the General Fund in an amount not to exceed \$15,000.

Motion passed by the unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

18. Revise Standards for American Disabilities Act (ADA) Compliance

D. Monn, Public Works Director

Mayor Mecham opened the public hearing. Speaking from the public was Kathy Barnett and Dale Gustin. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Picanco, moved to adopt Resolution No. 07-093 revising Standard drawings referenced.

Motion passed by unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham

NOES:

ABSTAIN:

ABSENT:

19. Request to Add Fundraiser Event to City Park Schedule

D. Monn, Public Works Director

City Council considered a request by Steve Martin, representing "Friends of Joe Benson," to add a fundraiser BBQ at the City Park.

Mayor Mecham opened the public hearing. Speaking from the public was Steve Martin and Dale Gustin. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Picanco, moved to add the Joe Benson Fundraiser Event to the City Park calendar on May 12, 2007.

Motion passed by unanimous voice vote:

20. Special Council Meetings – Downtown Parking & Permit Streamlining

R. Whisenand, Community Development Director

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

By General Consent Council set Wednesday, May 30, 2007 at 7:00 PM for the Downtown Parking Action Plan Public Workshop; and Thursday, May 31, 2007 from 1-3:00 PM for the Development Permit process review ad hoc committee to meet with staff and representatives of the development industry at the Paso Robles Conference Center.

CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION – None

AD HOC COMMITTEE COMMUNICATION

**21. Appointment of Council Ad Hoc Committee -
Nacimiento Water Project Implementation**

M. Compton, Director of Administrative Services

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

By General Consent, Mayor Mecham and Councilmember Hamon were appointed to the ad hoc committee.

COUNCIL COMMENTS (Including oral reports on conferences attended) - None

By unanimous voice vote, Council moved to adjourn from regular session at 11:00 PM.

ADJOURNMENT:

- TIP-A-COP, 6:00 PM ON WEDNESDAY, MAY 2, 2007 AT THE PASO ROBLES INN
- TO THE REGULAR SCHEDULED PLANNING COMMISSION MEETING, MAY 8, 2007 AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET
- TO THE GRAND OPENING CEREMONY FOR PASO ROBLES FORD, AT HWY 46E, FRIDAY, MAY 11, 2007 6:00 PM-7:00 PM.
- THE REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 15, 2007, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

Submitted:

Deborah D. Robinson, Deputy City Clerk
Approved:

**THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT
PART OF THE RECORDS UNTIL APPROVED BY THE CITY
COUNCIL AT A FUTURE REGULAR MEETING.**

San Luis Obispo Botanical Garden

A Master Plan in Bloom




Why Create A Mediterranean Climate Research & Discovery Center?

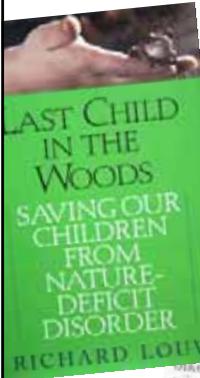



How Will We Do This?

- ❖ Showcase an unmatched setting
- ❖ Create an international destination
- ❖ Demonstrate and encourage stewardship



Why Now?

SURVEY

The great outdoors not so great among California teens

Children today are much more likely to be found sitting in front of a screen than playing outside, a survey of parents of 13- to 17-year-olds finds.

By M.S. Eskeff
The Sacramento Bee
RAMON
... of ...
... to the local swim-
... ing pool are fading summer...

October 4, 2006

health is ...
... physical fit-
ness, Hattey said.
Parents of California chil-
dren 13 to 17 years old were
surveyed online.



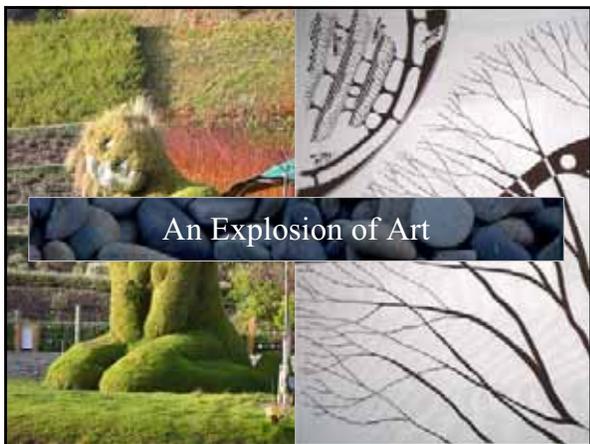
Four Season Travel



Attractions for Families



Gardening: Popular Pastime

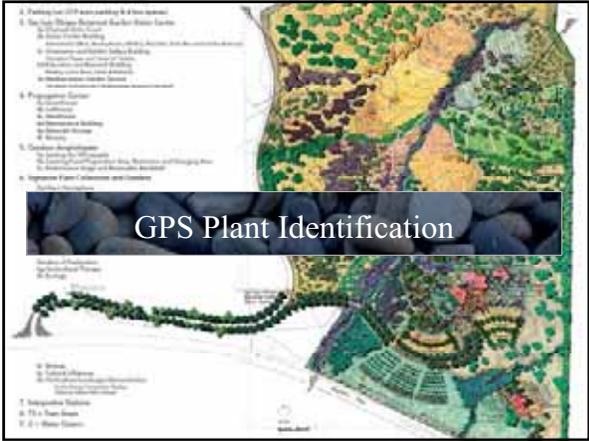




Sustainable Buildings



52 Miles of Paved Paths



GPS Plant Identification



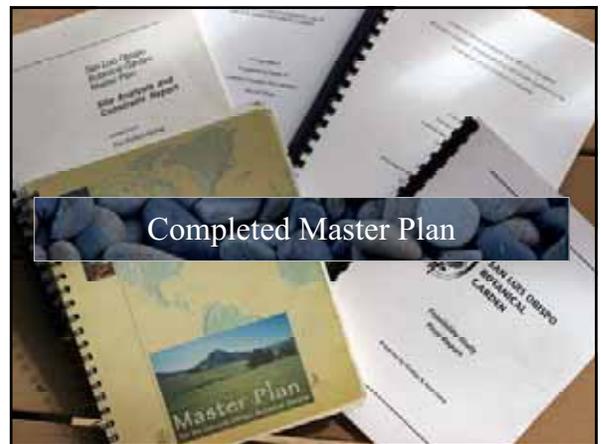
Meditation Gardens



Native Restaurants



Wedding Gardens





Planted Preview Garden



Started Education Center



Gained Loyal & Generous Donors



Rallied Unanimous Support



Established Education Programs

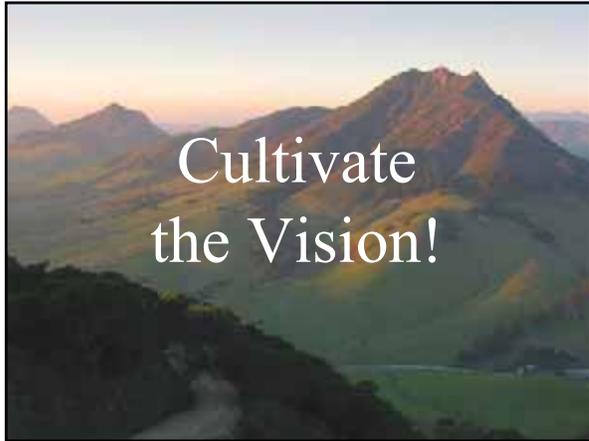
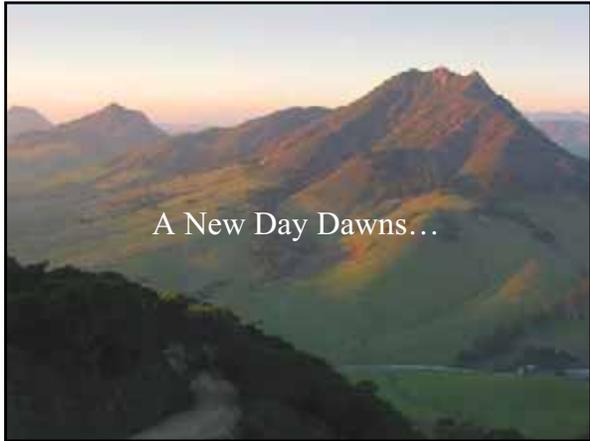
What Is Our Plan?

2007 Phase I - Goal \$4.2 million
 Complete Education Center
 Completed half of "Cultivate the Vision" Capital Campaign

2009 Phase II - \$5 million
 Hire team of proven leaders who have built major project
 Conduct international architectural search & break ground with trails laid out

2011 Phase III - \$20 million
 Gardens of Exploration
 Includes all buildings

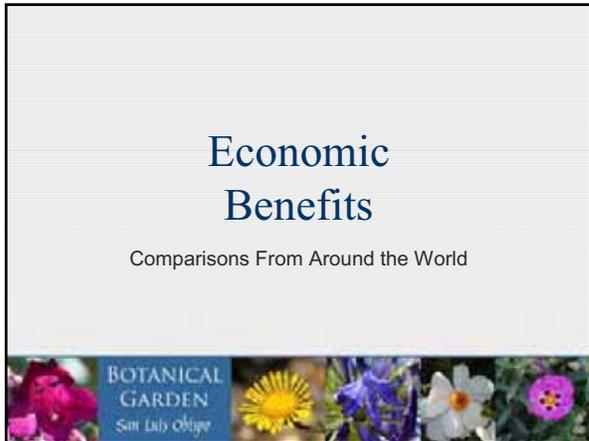
2013 Phase IV - \$50 million
 Build out of gardens and infrastructure



| | Total Projected Costs | 2004 - 2005 | 2005 - 2006 | 2006 - 2007 | 2008 - 2009 |
|---|-----------------------|-------------------|---------------------|---------------------|-------------------|
| Education Center ¹ | \$ 1,500,000 | \$ 420,000 | \$ 500,000 | \$ 580,000 | \$ - |
| Interior Furnishings | \$ 50,000 | \$ - | \$ 50,000 | \$ - | \$ - |
| Catering Kitchens | \$ 50,000 | \$ - | \$ 50,000 | \$ - | \$ - |
| • Furnishing, Installation | \$ - | \$ - | \$ - | \$ - | \$ - |
| Amphitheater ² | \$ 75,000 | \$ - | \$ 26,000 | \$ 49,000 | \$ - |
| Immediate landscaping ³ | \$ 1,000,000 | \$ 22,762 | \$ 477,238 | \$ 500,000 | \$ - |
| • Design, Installation, Artist Interpretation | \$ - | \$ - | \$ - | \$ - | \$ - |
| Connector Garden ² | \$ 145,000 | \$ - | \$ - | \$ 145,000 | \$ - |
| Project Rebranding | \$ 50,000 | \$ - | \$ 50,000 | \$ - | \$ - |
| Staffing ⁴ | \$ 680,000 | \$ - | \$ - | \$ 240,000 | \$ 440,000 |
| Endowment | \$ 500,000 | \$ 105,000 | \$ 11,000 | \$ 384,000 | \$ - |
| Architects' Fees | \$ 128,500 | \$ - | \$ - | \$ - | \$ - |
| Total⁴ | \$ 4,178,500 | \$ 547,762 | \$ 1,164,238 | \$ 1,898,000 | \$ 440,000 |

¹ Includes fixtures and equipment.
² Timing of these cash flows is yet to be determined.
³ 65% of total staff budget; balance from operations funding and endowment payments.
⁴ Current costs to complete building: \$451,474.

| | Total Projected Costs | 2004 - 2005 | 2005 - 2006 | 2006 - 2007 | 2008 - 2009 |
|------------------------------|-----------------------|-------------|-------------|-------------|-------------|
| Total Project Funds Raised | \$ 660,115 | | | | |
| Total Endowment Funds Raised | \$ 116,000 | | | | |
| Architects' Fees Paid | \$ 128,500 | | | | |
| Total In-Kind Donations | \$ 371,908 | | | | |
| Future Funds Pledged | \$ 360,833 | \$ 98,833 | \$ 147,000 | \$ 115,000 | \$ - |
| Subtotal of Costs Deferred | \$ 1,837,358 | | | | |
| Future Funds Required | \$ 2,341,144 | | | | |



Travel Statistics for California

- ❖ California is the most visited state in the nation.
- ❖ Four season travel expanding in areas like the Central Coast. San Luis Obispo is a destination for visitors from the Central Valley, Bay Area, and the greater Los Angeles area.
- ❖ Travel spending in San Luis Obispo County increased in the last 10 years from \$633 million to \$970 million.
- ❖ Each California county earns approximately \$1.3 billion per year in direct travel expenditures by visitors.
- ❖ A destination venue, such as the Botanical Garden, will substantially increase the visitor expenditures in San Luis Obispo County since it will mean visitors spend an extra night and day touring the Garden.



Monterey Aquarium Economic Impact Study

- ❖ Nonprofit Monterey Aquarium fueled the California Economy by \$250 million per year; 70% of that total (\$173,000) flows directly to Monterey County.
- ❖ Of the 1.6 million visitors in 2003, 44% were first-time visitors who came specifically to visit the Aquarium.
- ❖ 95% of all Aquarium visitors came from outside Monterey County.
- ❖ 30% were from outside California; 7% were international travelers.
- ❖ Aquarium visitors generated \$8.4 million in transient occupancy tax.
- ❖ 930 jobs have been created locally and beyond through the Aquarium payroll and purchases elsewhere by visitors.
- ❖ Visitors who were motivated to visit the county because of the Aquarium spent \$66.2 million for lodging, food, local transportation, and gifts.



Monterey Aquarium Visitor Survey

- ❖ 2004 visitation of 1,947,610; 1.6 million visitors per year average for 20 years.
- ❖ 59% of visitors reported the Aquarium was their primary destination, not the area.
- ❖ 92% of all Aquarium visitors who stayed overnight (1.1 million people) spent at least one night on the Monterey Peninsula.
- ❖ The percentage of guests who visited nearby Cannery Row increased sharply, from 61% to 71%.



Economic Impact of the Eden Project *The World's Newest Botanical Garden*

- ❖ Eden-influenced spending in Cornwall County totaled \$2 billion dollars over the first 4 years of operations.
- ❖ 51.8% of all businesses in Cornwall reported positive effect on them from the presence of the Eden Project.
- ❖ Eden created 900 new jobs at the Project and 1,700 jobs in the county.



Eden Project Visitor Survey

- ❖ Over 4 year period of existence, a total of 1.6 million visitors annually.
- ❖ 4,960,062 visitors stayed in "holiday accommodations;" 48% of those on holiday indicated they were "extremely" and "very" influenced to come to the area because of the Eden Project.



Will They Come?

Botanical Gardens attract millions of visitors cumulatively around the nation and the world, however, visitor destinations that are truly unique—those that involve visitors in hands-on learning, have beautiful settings, and are attractive to families and visitors of all ages—draw significantly larger numbers of visitors.

| Garden | Visitors per Year | Admission per Person | Metropolitan Area Population |
|--------------------------------------|-------------------|----------------------|------------------------------|
| Butchard Gardens | 1.3 million | \$13 - \$25 | 326,000 |
| Eden Project (Cornwall) | 1.6 million | \$23 | 517,000 |
| Monterey Aquarium | 1.6 million | \$22 | 412,104 |
| Longwood Gardens (near Philadelphia) | 800,000 | \$15 | 5,823,233 |
| Huntington Library & Gardens | 500,000 | \$15 | 12,932,547 |
| Quail Botanical Gardens | 130,000 | \$10 | 2,722,650 |



Chamber of Commerce
Our Vision of San Luis Obispo's Economic Future

The Botanical Garden meets the following goals and objectives of the San Luis Obispo Chamber of Commerce for the next ten years:

Goal 1. Proactively protect and enhance San Luis Obispo's unique quality of life by:

- a. Protecting signature landscapes including the Seven Sisters
- b. Promoting use of reclaimed water and water conservation
- c. Promoting use of clean fuel vehicles
- d. Supporting developments that are pedestrian, bicycle and transit friendly
- e. Promote the need for additional cultural arts facilities and programs

Goal 4. Attracting environmentally conscious and future oriented companies.

Goal 5. Creating true "destination tourism."

Goal 8. Promoting and enhance agriculture.



Chamber of Commerce
Our Vision of San Luis Obispo's Economic Future

There is nothing else on the horizon in San Luis Obispo that remotely competes with the possibilities of this project. It has/is:

- ❖ Location, location, location
- ❖ 4 million cars a year going by
- ❖ Close to Hearst Castle (within 30 miles) and north and south County wineries (within 45 minutes)
- ❖ Half way between San Luis and Morro Bay
- ❖ A spectacular setting in the Morros
- ❖ A vision that won first place in the nation at the American Society of Landscape Architects for its master plan.

Visitors will flock to it and it will become an economic engine generating at least 100 executive level jobs.



PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



April 23, 2007

Paso Robles

APR 26 2007

Planning Division

Susan DeCarli
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: 4th Street Master Plan & 4th St Realignment, SCH# 2007031136

Dear Ms. DeCarli:

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the City be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way (ROW).

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way. Any project that includes a modification to an existing crossing or proposes a new crossing is legally required to obtain authority to construct from the Commission. If the project includes a proposed new crossing, the Commission will be a responsible party under CEQA and the impacts of the crossing must be discussed within the environmental documents.

Of specific concern is that vandal-resistant fencing between the project site and the Union Pacific Railroad ROW be a requirement of approval for the project, to keep trespassers off of the rail corridor.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Boles".

Kevin Boles
Environmental Specialist
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Terrel Anderson, Union Pacific Railroad
Lisa Carvalho, Steefel, Levitt & Weiss



California Regional Water Quality Control Board

Central Coast Region



Linda Adams
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov/rwqcb3>
895 Aerovista Place, Suite 101, San Luis Obispo, California 93401
Phone (805) 549-3147 • FAX (805) 543-0397

Arnold Schwarzenegger
Governor

April 23, 2007

Susan Decarti
1000 Spring Street
Paso Robles, CA 93446

Paso Robles

APR 25 2007

Planning Division

Ms. Susan DeCarti:

RE: Negative Declaration, 4th Street Master Plan and 4th Street Realignment Project, San Luis Obispo County SCH# 2007031136

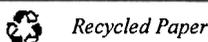
Thank you for the opportunity to review the above-referenced document. The Central Coast Regional Water Quality Control Board (Water Board) is a responsible agency under the California Environmental Quality Act (CEQA). Water Board staff understands that the project proposes to the development 84,000 square feet of offices, 52 living units, mixed-use retail/residential units, and a 48-unit apartment complex.

The City of Paso Robles is subject to the NPDES Phase 2 Municipal Stormwater Permit (General Permit). As part of its responsibility, the Water Board must determine permittees' compliance with General Permit requirements. This includes determining whether municipalities have reduced pollutant discharges to the Maximum Extent Practicable (MEP)¹. The MEP standard is an ever-evolving and flexible standard which balances technical feasibility, cost, effectiveness, and public acceptance. The General Permit requires permittees to prevent or minimize water quality impacts from new development and redevelopment projects². The volume and velocity of storm water discharged from impervious surfaces can cause increased bank erosion and downstream sedimentation, scouring, and channel widening which significantly impact aquatic ecosystems and degrade water quality. Therefore, permittees must develop and implement Storm Water Management Programs (SWMP) that require that new and re-developments maintain pre-development hydrologic characteristics, such as flow patterns, surface retention, and recharge rates in order to minimize post-development runoff impacts to water bodies. In most cases, MEP standards are not met by conventional site layouts, construction methods, and storm water conveyance systems with "end of pipe" basins and treatment systems that do not address the changes in volume and rates of storm water runoff and urban pollutants (including thermal

¹ "Permittees must implement Best Management Practices (BMPs) that reduce pollutants in storm water runoff to the technology-based standard of Maximum Extent Practicable (MEP) to protect water quality." Effluent Limitations, General Permit Fact Sheet, pg. 6.

² "Post-Construction Storm Water Management in new Development and Redevelopment – The Permittee must: 1) Develop, implement, and enforce a program to address storm water runoff from new development and redevelopment projects...by ensuring that controls are in place that would prevent or minimize water quality impacts", General Permit, pg 11, Provision e.1.

California Environmental Protection Agency



pollution). Low Impact Development (LID) practices meet the MEP standard and are more effective at reducing pollutants in storm water runoff at a practicable cost.

LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated. The objective is to disperse LID devices uniformly across a site to minimize runoff. LID serves to preserve the hydrologic and environmental functions altered by conventional stormwater management. LID methods provide temporary retention areas, increase infiltration, allow for pollutant removal and control the release of stormwater into adjacent waterways (Anne Guillette, Whole Building Design Guide). For further reference please see:

<http://www.epa.gov/owow/nps/lid/>

or

<http://www.lowimpactdevelopment.org/>

Eight Common LID Practices Include:

1. Reduced and Disconnected Impervious Surfaces
2. Native Vegetation Preservation
3. Bioretention
4. Tree Boxes to Capture and Infiltrate Street Runoff
5. Vegetated Swales, Buffers, and Strips
6. Roof Leader Flows Directed to Planter Boxes and Other Vegetated Areas
7. Permeable Pavement
8. Soil Amendments to Increase Infiltration Rates

Water Board staff considers a project that meets the following descriptions (inclusive) to be a "Low Impact Development" project:

A. Runoff Volume Control. The pre-development stormwater runoff volume is maintained by a combination of minimizing the site disturbance, and providing distributed retention BMPs. Retention BMPs are structures that retain the excess (above pre-development project volumes) runoff resulting from the development for the design storm event (2-, 10-, and 25-year, 24-hour duration storm). Note that "retention" is required, as opposed to "detention"; retention may be achieved using infiltration methods, and capture-for-use methods.

B. Peak Runoff Rate Control. Low impact development practices maintain the pre-development peak runoff discharge rate. This is done by maintaining the pre-development time of concentration and then using retention and/or detention BMPs (e.g., rain gardens, open drainage systems, etc.) that are distributed throughout the site, to control runoff volume. If retention practices are not sufficient to control the peak runoff rate, detention practices may be added.

C. Flow Frequency Duration Control. Since low impact development emulates the pre-development hydrologic regime through both volume and peak runoff rate controls, the flow frequency and duration of post-development conditions must be identical (to the greatest extent possible) to those of pre-development conditions. Maintaining pre-development hydrologic conditions will minimize or eliminate potential impacts on downstream habitat due to erosion and sedimentation.

Permittees must, therefore, incorporate LID methodology into new and redevelopment ordinances and design standards unless permittees can demonstrate that conventional BMPs are equally effective, or that conventional BMPs would result in a substantial cost savings while still adequately protecting water quality and reducing discharge volume. In order to justify using conventional BMPs based on cost, permittees must show that the cost of low impact development would be prohibitive because the "cost would exceed any benefit to be derived." (State Water Resources Control Board Order No. WQ 2000-11.).

If you have questions, please contact Chris Adair at (805) 549-3761.

Sincerely,



for

Roger W. Briggs
Executive Officer

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DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.gov/dist05>



*Flex your power!
Be energy efficient!*

April 24, 2007

SLO-101 PM 56.16

Susan DeCarli, AICP, City Planner
City of Paso Robles
1000 Spring Street
Paso Robles, CA. 93446

Dear Ms. DeCarli:

RE: 4th Street Master Plan / 4th Street Realignment – Notice of Completion
(NOC)

The California Department of Transportation (Caltrans) has reviewed the above referenced project information and as a result, the following comments were generated.

This project is scoped to produce 182 PM peak hour trips. The trip distribution assignment in the traffic study neglects to depict nor analyze the effects of the added traffic on State highway facilities, namely, the ramps at U.S. 101/16th Street, U.S. 101/4th Street, and U.S. 101/Spring Street. A recent traffic analysis performed by Traffic Operations Staff for the U.S. 101/State Route (SR) 46 East (E) Dual Left-Turn project has identified a bottle-neck at southbound U.S 101 on-ramp. A weave analysis for the southbound 101/Spring Street on-ramp has shown a significant decrease in the operational efficiency there, caused by the extra traffic allowed to load onto southbound 101 from the 101/SR 46E dual left-turn lane project.

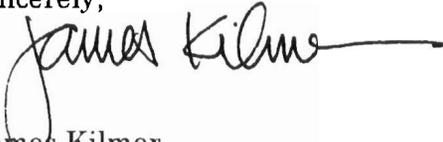
The traffic study for the 4th Street Master Plan needs to identify its project-specific and cumulative impacts at these ramps, specifically U.S. 101/Spring Street south bound on-ramp, with and without the dual left-turn lane project scenario in place at the 101/46E Interchange. District 5 Traffic Operations has indicated that a possible strategy to address the bottle neck at 101/Spring Street and accommodate development driven traffic in Paso Robles would be a system of ramp meters at the on-ramps between 101/SR 46E and 101/Spring Street. The Department requests that the City give consideration to this proposal in the traffic study for the 4th Street Master Plan.

"Caltrans improves mobility across California"

Ms. DeCarli
April 24, 2007
Page 2

If you have any questions, please contact me at 549-3683.

Sincerely;

A handwritten signature in black ink that reads "James Kilmer". The signature is written in a cursive style with a long horizontal stroke at the end.

James Kilmer
District 5
Development Review

cc: Ron DeCarli, Executive Director of SLOCOG

City of El Paso de Robles Water Resources Plan Integration

May 1, 2007



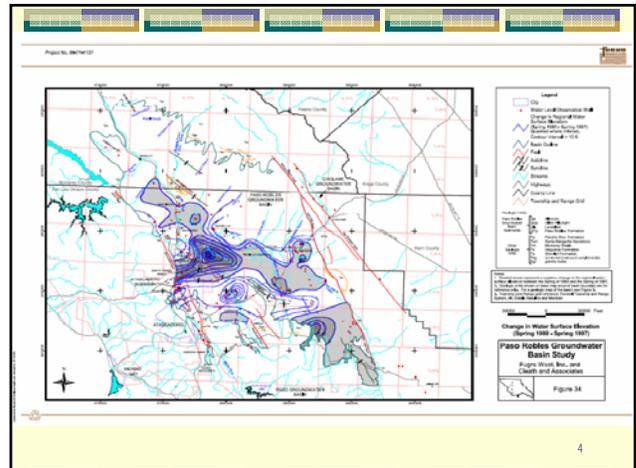

City Infrastructure

- 100% well water
- Nacimiento on the way
- Community sewer with treatment plant
- Expanding water and sewer into new neighborhoods
- River corridor

Photo courtesy of Stephen Wallace

Paso Robles Groundwater Basin

- Estimated yield 94,000 AFY
- 69% agricultural demands
- May reach safe yield as early as 2010
- Already seeing depressions
- Quality deteriorating
- Must import other supplies and look for ways to improve recharge



Nacimiento Status



- 45 miles of pipe from Lake to SLO
- 16,300 AFY (4,000 to Paso)
- Treatment plant planned for City
- Pipeline out to bid in May
- Pipe + plant on-line 2010

5

Water and Sewer Observations

- Water use is high and all supply comes from the drinking water system
- Water rates are low
- Softeners abound
- Salts in wastewater are high
- Industrial discharge and storm water not closely watched

6

What Lies Ahead



- Thriving economy drives infrastructure
- General Plan projects 44,000 pop.
- Options for how to proceed

7

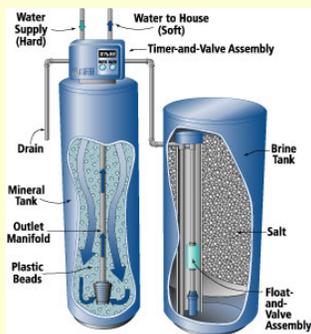
City's Water Resource Goals

- Improve quality
- Diversify supply
- Increase reliability
- Reduce groundwater dependence
- Reduce salts
- Maintain strong water rights
- Anticipate regulatory requirements

8

Why reduce salts?

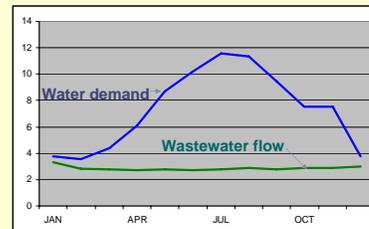
- Normal use adds salts
- Softeners can load LOTS of salt
- Industrial use ratio
- Problem is long-term



9

Opportunity to Conserve

- It's all about IRRIGATION
- Promote new approaches to landscaping
- Alternatives to lawns



10

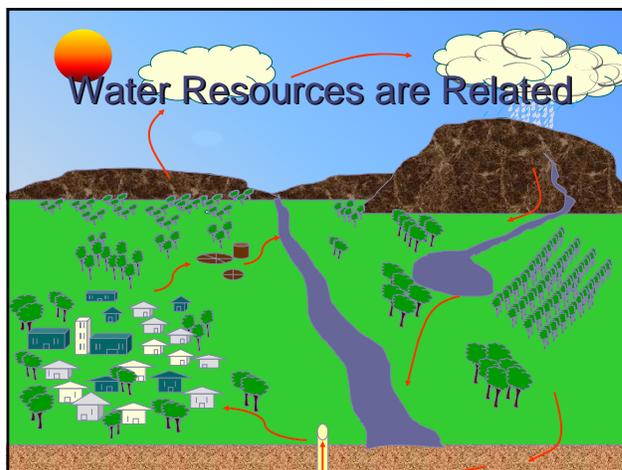
Options on How to Proceed

- Classic Approach
- Integrated Approach

Build it bigger to meet growing needs, or...

Invest in one aspect of water resources to build on needs in a related area.

11





Infrastructure Recommendations

- 8 evaluations in 3 years
- Evaluated storm drain, sewer, and water systems
- Individual sets of recommendations

Key Findings

- Water demand may more than double over 18 years
- Salts are a problem
- WWTP upgrade needed
- Recycled water and conservation would reduce demand
- Nacimiento and fewer softeners will reduce salts

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Classic Approach

- Bigger storm drains to drain to river
- Continue river discharge of treated waste, or...
- ...desalinate the wastewater
- More pipe capacity needed sooner
- +1,000's of acre-feet of more water supply
- Face a groundwater challenge?

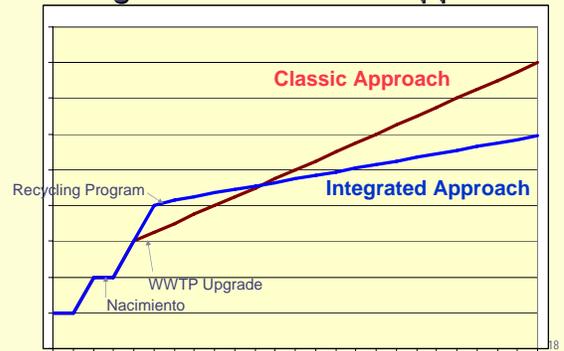
16

Integrated Approach

- Allow runoff to recharge basin
- Blend Naciminto water w/ well water
- Less salts at WWTP make it reusable
- Recycled water = less demand on drinking water system
- Customer awareness of irrigation reduction
- Slow the pace of adding water supply
- Slow the pace of new pipes and tanks

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Integrated vs. Classic Approach



Sequence of Integration

1. Naciminto deliveries
2. Water conservation, source control, and softener ordinance
3. Set the stage for recycling
4. Watch salts levels – proceed with recycling?
5. Determine WWTP upgrades needed

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What to Expect

- Naciminto to improve water quality
- Okay to cease softening
- Careful stewardship of river and basin
- Recycling to save drinking water
- Smart investment in upgraded wastewater plant
- Responsible commercial discharges

What will it take?

- Year 1 - \$14.7 m
- Year 2 - \$25.4 m
- Year 3 - \$25.7 m
- Year 4 - \$95.8 m
(30-yr Naci bonds)
- Year 5 - \$43.2 m
(WWTP bonds)



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Where do we go from here?

- Your feedback on integrated approach
- Approve projects and programs to achieve the long-term vision of integration
- Build on improvements in one area to advance another

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Questions and Answers

